



**3, 421022 Range Road 260
Rural Ponoka County, Alberta**

MLS # A2140051



\$1,195,000

Division:	Jada Development		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,857 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	4.57 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Many Trees, Native		

Heating:	Boiler	Water:	Private
Floors:	Hardwood, Slate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	shed, garden boxes, outdoor speakers, firepit,		

Looking for that one of a kind acreage that exudes elegance, quality craftsmanship within close proximity to Ponoka? Your wait is over! This stunning property features a 1857 square foot bungalow that is fully finished, triple car garage plus a 30 x 40 shop situated on two lots! From the moment you drive in and open the front door you will appreciate the attention to detail and high end finishings throughout! The main floor boasts a gorgeous kitchen with an abundance of cabinetry, marble countertops, stainless steel appliances including double oven and gas range plus a butler pantry/mudroom! The kitchen and formal dining room feature an elegant slate grey acrylic ceiling to enhance the elegance of this home! The living room has vaulted ceilings, built in bookcases, wood burning fireplace and windows overlooking the back yard with its own beach volleyball court! The design and floorplan of this home makes it easy to host family and friends! The primary bedroom is spacious and is its own special retreat with a beautiful four piece ensuite with double vanity, make up counter, steam shower and spacious walk in closet. Second bedroom and another 4 piece bathroom complete this level. The basement is fully finished with 10' ceilings and is another entertainment hub - family room with space for pool table, wet bar with refrigerator and cabinets and lovely slate flooring. Two spacious bedrooms, large laundry/utility area plus storage and utility room completes the basement. The house is super insulated with R28 in the walls and a continuous vapor barrier, triple pane windows, rough in for wood burning stove in the basement and shingles are 2 years old. The attached garage measures 27"x 35'7" plus there is a 30' x 40' shop with a workshop area and 12' x 12' overhead door. The property is beautifully landscaped with floral gardens, garden boxes in

the garden plot which has a perimeter fence, power and water in the flower beds, asphalt driveway, mature trees, tool shed which is heated plus there is a transfer switch in the home for a standby generator. This acreage is pristine and it is now awaiting its new family!